

THE COMMISSION OF FINE ARTS

ESTABLISHED • BY • CONGRESS • MAY • 17, 1910

708 JACKSON PLACE, N.W.

WASHINGTON, D.C. 20006

202-566-1066

MEETING OF THE COMMISSION OF FINE ARTS

15 February 1990

AM 10:00 CONVENE, 708 Jackson Place, N. W., Washington, D. C.

I. ADMINISTRATION

A. Administration of oath of office:

Adele Chatfield-Taylor

B. Approval of minutes:

18 January 1990

C. Dates of next meetings:

15 March 1990

19 April 1990

D. Changes in meeting dates:

10 May 1990 from 17 May 1990

13 December 1990 from 20 December 1990

II. SUBMISSIONS AND REVIEWS

A. Navy Memorial Foundation

CFA 18/Feb/90-1, Navy Memorial, Pennsylvania Avenue at 8th Street, N. W. Designs for bas-relief panels. (Previous: CFA 19/May/88-1, CFA 20/Apr/89-4.)

B. General Services Administration

CFA 18/Feb/90-2, Pavilion at the Old Post Office, Phase II, 1100 Pennsylvania Avenue, N. W., between the IRS and Old Post Office Buildings. Revised design. (Previous: CFA 28/Jul/88-1, CFA 16/Sep/88-1.)

II. SUBMISSIONS AND REVIEWS continued, 15 February 1990

C. District of Columbia Government, Department of
Consumer and Regulatory Affairs

1. Shipstead-Luce Act

- a. S.L. 90-49, 10 G Street, N. E.
New office building. Revised design.
Permit. (Previous: CFA 18/Jan/90.)
- b. S.L. 90-51, 500 H Street, N. W.
New building addition. Concept design.
- c. Appendix I.

2. Old Georgetown

- a. O.G. 90-63, 3301 K Street, N. W.
New building. Revised concept design.
- b. Appendix II.

15 February 1990

Appendix I

SHIPSTEAD-LUCE SUBMISSIONS

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 90-58	480 L'Enfant Plaza, S.W. L'Enfant Plaza Properties Inc. Loews L'Enfant Plaza Hotel	Entrance alterations - permit
ACTION: No objection to issuance of permit for proposed alterations to entrance.		
S.L. 90-69	2801 Chesterfield Place, N.W. Peter Halle / Carolyn Lamm Residence	Additions - conceptual
ACTION: No objection to concept of proposed additions. Materials should match those on existing house.		
S.L. 90-70	4001 16th Street, N.W. Carlise J. Davenport Residence	Addition - permit
ACTION: No objection to issuance of permit for proposed additions as shown in supplemental drawings received and dated 9 February 1990.		
S.L. 90-55	4001 16th Street, N.W. Carlise J. Davenport Residence	Addition - conceptual
ACTION: Returned without Action. Case superseded by case no. S.L. 90-70.		

<u>NO.</u>	<u>OWNER AND ADDRESS</u>	<u>PROJECT</u>
S.L. 90-68	2033 Waterside Drive, N.W.	Alterations
HPA. 90-297	Nina Shapiro Residence	- permit

ACTION: Recommend against issuance of permit for proposed alterations. Alterations that change the character and perceived scale of the structure are not appropriate. Recommend re-study of alterations which will maintain architectural elements of the existing structure.

S.L. 90-74	2346 Massachusetts Avenue, N.W.	Addition of
HPA. 90-309	Robert Haft Residence	infill building - revised design - permit

ACTION: No objection to issuance of permit for proposed addition as shown in working drawings provided new metal fence is not included. Submission conforms to concept approval and recommendations of Commission. See previous action (S.L. 90-52).

S.L. 90-71	2346 Massachusetts Avenue, N.W.	Addition of
	Robert Haft Residence	infill building - revised concept

ACTION: Returned without Action. Case superseded by case no. S.L. 90-74.

S.L. 90-62	1706 Crestwood Drive, N.W.	Revisions to
	Pearle and George Dalley Residence	roof - permit deck - permit

ACTION: Recommend against issuance of permit for proposed revision to permit. Although work already executed without a permit has minimal impact on Rock Creek Park, it is poorly conceived and executed and detracts from the quality of existing building.

ADDENDUM

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 90-62	1706 Crestwood Drive, N.W. Pearle and George Dalley Residence	Revisions to roof - permit deck - permit
ACTION: Returned without Action.		
S.L. 90-74 HPA. 90-309	2346 Massachusetts Avenue, N.W. Robert Haft Residence	Addition of infill building - revised design - permit
ACTION: No objection to issuance of permit for proposed addition as shown in working drawings. Submission conforms to concept approval and recommendations of Commission. See previous action (S.L. 90-52).		

OLD GEORGETOWN SUBMISSIONS

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 90-46	3301 K Street, N.W.	New building
HPA. 90-243	Potomac Capital Investment Corp. Office/residential building	-revised design - conceptual

ACTION: Returned without Action. Case superseded by case O.G. 90-63.

O.G. 90-61	3314-16 M Street, N.W.	Rear addition
HPA. 90-243	Jagdish Katyal Commercial	- permit

ACTION: No objection to issuance of permit for proposed addition provided applicant installs overhead garage doors for security.

O.G. 90-60	3114 R Street, N.W.	Addition of
HPA. 90-242	Martha Johns Residence	rear structure - permit

ACTION: No objection to issuance of permit for proposed new garage and apartment structure as shown in working drawings received and dated 19 January 1990.

O.G. 90-59	1541 33rd Street, N.W.	Enclose porch
HPA. 90-241	Patrick Clawson Residence	- permit

ACTION: No objection to issuance of permit for renovation of existing rear porch as shown in supplemental drawings received and dated 5 February 1990, which provides for wood siding over concrete block construction at both the first and second stories.

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 90-64 HPA. 90-247	1655 34th Street, N.W. Genevieve Smith Residence	Alteration of rear porch - permit
ACTION: No objection to issuance of permit for alterations to rear porch provided proposed decorative panels are not included in the design.		
O.G. 90-54 HPA. 90-226	1000 Potomac Street, N.W. Cowen Mountain, Inc. The Flour Mill	Alterations and renovations - permit
ACTION: No objection to issuance of permit for proposed renovation of building complex provided proposed new flashing at parapet matches the existing material.		
O.G. 90-53	2500 Q Street, N.W. Gateway Georgetown Condominium	Repair roof/ new railing - permit
ACTION: No objection to issuance of permit for proposed roof repair and new railing.		
O.G. 90-57 HPA. 90-237	2901 M Street, N.W. Citibank	Sign (revised design) - permit
ACTION: No objection to issuance of permit for <u>single</u> sign facing M Street having individual white letters no greater than 12 inches in height.		
O.G. 90-65 HPA. 90-248	1634 Wisconsin Avenue, N.W. Jennifer Convertibles Commercial	Sign (existing) - permit
ACTION: No objection to issuance of permit for existing sign.		

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 90-55	2619 P Street, N.W.	Awning
HPA. 90-227	Southland Corporation Seven Eleven	- permit

ACTION: No objection to issuance of permit for proposed awning provided ends are each reduced 10 inches in length and the lettering is centered on the valance.

O.G. 90-56	1679 32nd Street, N.W.	Fence
HPA. 90-234	Linda Robinson Residence	- permit

ACTION: No objection to issuance of permit for a painted, 6'-0" high wood fence composed of 1 by 8 inch boards.

O.G. 90-47	3208-10 Volta Place, N.W.	Three-story
HPA. 90-202	Jack Y. Matthews Two residences	rear addition - permit

ACTION: No objection to issuance of permit for proposed additions to two existing residences as shown in supplemental drawings received and dated 2 February 1990.

O.G. 90-39	3003 M Street, N.W.	A/C Unit
HPA. 90-180	3001 M Ltd. Part. Garrett's Restaurant	- permit

ACTION: Returned without Action. Case was withdrawn by written request of applicant.

COMMISSION OF FINE ARTS TOUR

15 February 1989

8:00 A.M. start from Commission Offices, 708 Jackson Pl.

1. Constitution Ave. at 22nd, Einstein Statue
2. 3301 K Street, N.W., Carr Project, new office building
3. 500 H Street, N.W., new office building
4. Navy Memorial, 8th & Penna., bas relief site
5. Old Post Office/Pavilion, 11th and Penna.

return to Jackson Place - 9:30 A.M.

THE COMMISSION OF FINE ARTS

ESTABLISHED • BY • CONGRESS • MAY • 17, 1910

Pension Building, Suite 312

Judiciary Square

Washington, D.C. 20001

202-504-2200

202-504-2195 Fax

MEETING OF THE COMMISSION OF FINE ARTS

15 February 1990

The meeting was convened at 10:00 a.m. in the Commission of Fine Arts offices at 708 Jackson Place, N.W., Washington, D. C., after a tour of project sites.

Members present: Hon. J. Carter Brown, Chairman
 Hon. Neil J. Porterfield, Vice-Chairman
 Hon. Adele Chatfield-Taylor
 Hon. Carolyn J. Deaver
 Hon. George E. Hartman
 Hon. Diane Wolf

Staff present: Mr. Charles H. Atherton, Secretary
 Mr. Donald B. Myer, Assistant Secretary
 Mr. Jeffrey R. Carson
 Mrs. Sue Kohler
 Mr. Jose Martinez-Canino

I. ADMINISTRATION

A. Administration of oath of office: Adele Chatfield-Taylor.
The Secretary administered the oath of office to Mrs. Taylor, and she was welcomed to the Commission of Fine Arts by the Chairman and the other members.

B. Approval of minutes: 18 January 1990. Miss Wolf noted that there had been an omission in the January transcript regarding her questions as to the developers for the project at 10 G Street, N.E (S.L. 90-49). She read from her tapes of the meeting so that the missing material would be included in the transcript of the February meeting. The Chairman observed that this material had been included in the January minutes, which represent the only voted-on, official record of the Commission's proceedings.

Miss Wolf stated also that she had recused herself during the executive session at the end of the January meeting (which was devoted to a discussion of the outcome of a lawsuit over a project on Normanstone and Woodland Drives, N.W., that should have undergone Commission review under the Shipstead-Luce Act) because she had noted that no record was being made of the session.

Turning to the minutes of the January meeting, she asked that several changes be made to the reporting of her remarks. The changes were approved and will be made to the official copies of the minutes. The January minutes were then unanimously approved.

C. Dates of next meetings, approved as:

15 March 1990
19 April 1990

The Secretary took the opportunity to report that the Commission would be in new offices beginning 20 February 1990, in the Pension Building, at 5th and F Streets, N.W., Judiciary Square.

D. Changes in meeting dates, approved as:

10 May 1990 from 17 May 1990
13 December 1990 from 20 December 1990

II. SUBMISSIONS AND REVIEWS

A. Navy Memorial Foundation

CFA 15/FEB/90-1, Navy Memorial, Pennsylvania Avenue at 8th Street, N.W. Designs for bas-relief panels. (Previous: CFA 19/MAY/88-1, CFA 20/APR/89-4.) Staff member Sue Kohler reviewed the previous submissions for this project; she recalled that in April 1989 the Commission had given concept approval to the designs for three panels: Victory at Sea, The Great White Fleet, and The Navy Family. A simplification in design and a change in vantage point to bring about a better design had been recommended for Replenishment at Sea, and a complete redesign had been requested for the Women in the Navy panel. Mrs. Kohler then introduced Captain Bob Jones from the Navy Memorial Foundation, and Leo Irrea, the sculptor/coordinator for the project.

Before making his presentation, Captain Jones introduced Rear Admiral (Ret.) Neil Smith, executive director of the Navy Memorial Fund. Then he showed a photograph of the memorial and pointed out the location for the bas-reliefs: on the low walls enclosing the central plaza. He said there would be a total of twenty-two bronze panels, 32 by 36 inches, eleven on each side of the entrance. In answer to questions from the Chairman and Vice-Chairman, Captain Jones explained how the panels would be fastened into the walls.

Captain Jones showed a photograph of a full-sized model of The Navy Family, a further development of the concept design approved previously. The Chairman noted that the design was not quite the same, and he was not sure it was an improvement. The portrayal of the Navy wives, in particular, had changed; the

members thought that they appeared too young and their dress did not seem typical or entirely appropriate. Mr. Irrea said he would take those comments back to the sculptor.

The revised design for Replenishment at Sea was considered much improved, with a different vantage point, closer to the waterline. Captain Jones said the ships were modeled after two that were still in the building process. The new design for Women in the Navy showed a scene on the bridge of a ship, with women working alongside men. Captain Jones said the sculptor had based her design on photos she had taken aboard a ship in Norfolk. There were no objections to the new design.

A discussion followed about the degree of consistency that should be maintained in the panels--in style, finish, depth of relief and scale. Mr. Irrea said that although there should be a sense of unity, he thought too much consistency would be deadening, and he did not want all the reliefs to look as though they had been sculpted by the same person. He noted that the panels would all have a half inch flat return margin and that the height of relief would be the same, pointing out that apparent height differences in the photos were caused by varying intensity and placement of lighting. In answer to Mr. Hartman's question about the discrepancy in scale of the ships portrayed in various panels, Mr. Irrea said they would be careful not to place such panels next to each other.

Three new concept designs were then shown: Chaplain Corps, Navy Medicine, and Navy Reserve. There were no objections to the designs, although there were some questions about the portrayal of the ship in the Navy Reserve panel.

Miss Wolf asked if it would be possible for the Commission to see all the models together, to get a sense of the ensemble in three dimensions. Mr. Irrea said that would be difficult because they were being done all around the country, and not all were being worked on at the same time. Captain Jones said the plaster models would eventually all have to go to the foundry in Baltimore, and he would see what he could do. Mr. Irrea said it might be more practical to review one or several as they were completed, that they might be sent to the site, as was done with the Lone Sailor. It was agreed that these possibilities would be explored.

Exhibit A

B. General Services Administration

CFA 15/FEB/90-2, Pavilion at the Old Post Office, Phase II, 1100 Pennsylvania Avenue, N.W., between the IRS and Old Post Office buildings. Revised design. (Previous: CFA 28/JUL/88-1, CFA 16 SEP/88-1.) Staff member Jeffrey Carson reviewed the Commission's previous approval of the concept design for this restaurant pavilion addition to the Old Post Office, which would occupy the

courtyard of the adjacent IRS building. He said the design had been refined and the structural system developed. Mr. Carson then introduced the architect, Jerry Karn, of Karn, Charuhas, Chapman & Twohey.

Mr. Karn first asked Rex Anderson from GSA to bring the members up to date on the review process and funding status of the project. Mr. Anderson said the Section 106 process of the Historic Preservation Act had been completed, as had preliminary review and approval by NCPIC. He noted that completion of the ends of the IRS building had always been considered an integral part of the design, and said that GSA was in the process of requesting FY90 funds for construction of the entire project. The Chairman stressed the importance of finishing off the IRS building and said there was considerable interest in it on the Hill; he offered Mr. Anderson his help if GSA encountered any difficulty in funding this part of the project.

Mr. Karn showed the members a model, pointing out the new building and noting the importance of the view down 11th Street. He then discussed the development of the design since the last submission. He said there had been no major changes, the most noticeable being the removal of the public access roof terrace on the north side, which had been eliminated because the amount of cooling equipment had increased to alleviate the problems presently experienced in the Old Post Office offices and the Pavilion; he said it had also been determined that the roof space would not really see much use by the public. Mr. Karn said the skylight could then be lowered because the public access stair would not be needed; the organization of the roof structures could also be simplified and the two roof sections tied together more satisfactorily. He said the mechanical equipment would not be visible from the ground, but it would be seen from the upper floors of the IRS and Old Post Office buildings; to improve the appearance the equipment would be covered with a screen. The landscaping had not changed; there would be trees planted in five-foot wide planting boxes around the perimeter. The roof surface would be a warm grey stone chip ballast.

Mr. Karn then discussed revisions to the northeast entrance to the Old Post Office, located on the plaza. He said NCPIC had asked that it be restudied in light of the proposed completion of the IRS end facades. He said the intent was to have a wider, more inviting access, rather than the existing semicircular arch form with steep concrete steps. Curved granite steps with lower risers would be used, and there would be a granite-capped wall with a heavy, round railing like that running around a portion of the Old Post Office building. The plaza would be regraded with a slight pitch towards the redesigned entrance, and a trench drain would

take care of the run-off. Work on the 12th Street entrance would be limited to repairing and restoring what already exists. The design of the service court had not changed.

Mr. Karn then described the steel structural system and the various kinds of glazing to be used. He said he wanted the structure to appear as light as possible; he showed an arched system, pointing out the flanged columns, which had a star-like section. Mr. Karn said the glazing would be clear, rather than tinted; to reduce the transmission of light and heat through the horizontal surfaces, a patterned coating would be used, in a 50-50 ratio. Rather than using a dot pattern, as had been done in the Air and Space Museum restaurant, Mr. Karn said he would prefer horizontal lines, wide enough so they would not disappear from a distance and produce a grey effect. Other glazing would be completely clear, except near the ground where some degree of opaqueness was preferred to hide the service connection, and for cladding the elevator. He discussed the design of the elevator and the use of the Pilkinton system for attaching the glass, comparing it to one he had seen in London. Mr. Karn said the skylights would be made of one inch thick double glazing material, and to accommodate it the mullions had to have a certain thickness; he said he would keep them as light as possible. They would be aluminum with a matte coating and a rounded, mirror-finish center section, which would always wash clean and give a bit of glitter to the project.

Other material samples shown were limestone, interior paving stones in colors ranging from warm earth to dark green, and cherry wood for interior trim.

The members then discussed the design with Mr. Karn. Mr. Hartman questioned him about the cooling towers, on the IRS building, and the air-handling equipment on the roof of the new building. Mr. Hartman also commented on the use of gravel ballast on the roof, observing that it would inevitably get dirty and was impossible to clean; he wondered if there was something in between that and the paver originally shown when the roof was intended to be a public-use terrace--something that would take the wear required for servicing the mechanical equipment but would not be as costly as the pedestrian paver.

Vice-Chairman Porterfield questioned whether the tables, chairs and trees shown at the 11th Street plaza entrance might be a little too cluttered and prevent the space beyond from being perceived. He also cautioned against too much sloping of the plaza floor. Mr. Karn said it would be only a two percent drainage grade. Mrs. Chatfield-Taylor was concerned about the tread-riser relationship for the new entrance at the east side of the Old Post Office; she noted that the existing steps were very steep. Mr. Karn agreed and said the problem would be taken care of.

Miss Wolf commented on the appearance of the roof, suggesting that more landscaping be used to give it the appearance of a garden, similar to the gardens on one of the setback levels at Rockefeller Center. Vice-Chairman Porterfield thought, however, that the geometry of the roof, and the skylights with light shining through them, were quite attractive as they were.

There was a discussion of how more green could be added, but Mr. Karn was reluctant to crowd the roof area, feeling that the geometry of the glass elements was quite striking and should be seen. It was agreed that the wide planting boxes with trees, and the use of plant material that would cascade down the sides, would probably be sufficient.

The Chairman thought Mr. Karn had a sense of the Commission's concerns about the roof design; he asked if there were any other questions before a motion for concept approval was made. Miss Wolf asked for the names of the developers of the project, but there were no further questions regarding the design; it was unanimously approved. Exhibit B

C. District of Columbia Government, Department of Consumer and Regulatory Affairs

1. Shipstead-Luce Act

a. S.L. 90-49, 10 G Street, N.E. New office building. Revised design. Permit. (Previous: CFA 18/JAN/90.) (The Chairman recused himself from consideration of this project; Vice-Chairman Porterfield assumed the gavel.) The Assistant Secretary recalled the Commission's previous recommendation that the architect give additional study to the northeast section of the building facade, and to the articulation of the facades in general in relation to the windows. Architect Roger Strassman was introduced to discuss his response.

Mr. Strassman said he understood there were three aspects of the design he had been asked to reconsider: (1) An increase in the plasticity and articulation of the facades, particularly setting the windows back at the seventh floor level; (2) A strengthening of the shadow line on the north facade; and (3) A reconsideration of the color of the brick, with the possibility of having an entirely light-colored building. He said he had also been asked to prepare a rendering from a different perspective so that the relationship to the City Post Office and the Government Printing Office would be brought out.

Mr. Strassman showed new facade drawings, explaining how the glass and spandrels had been pushed back, both in the body of the building and especially at the top. Then he discussed the north facade, explaining the height and distance back from the street of the adjacent GPO warehouse, which affected how much of his building



S.L. 90-49
10 G Street, N.E.
Proposed office building

would be visible when coming down North Capitol Street. Mr. Hartman said he had been in error at the previous meeting and now realized the GPO building was higher than he had thought; he said he agreed with Mr. Strassman's assessment of the visibility of the new building. Mr. Strassman showed drawings of the north facade and pointed out how far the glass had been set back at the top floor to strengthen the shadow line and bring this facade more in line with the others.

The color of the building was then discussed. Mr. Strassman located the white buildings in the vicinity and then noted the large, dark red GPO building, which he felt could not be ignored. He thought, too, that it would not be advisable to have nothing but white buildings on one side of the street. For these reasons he said he wanted to keep the reddish brick he had shown before.

Mr. Hartman observed that the site was at the edge of the monumental area of the city, where the pattern of use changed to commercial, and he thought that was a good reason for using the reddish color; he agreed that the GPO color would be too dark. He thought the use of light stone trim would help tie the building in with the white buildings in the neighborhood. Vice-Chairman Porterfield agreed, although Miss Wolf still thought white would be more appropriate. Mr. Hartman suggested that a slightly redder brick-- to contrast more with the stone--would be better than the sample Mr. Strassman had shown. It was suggested by the Secretary that brick panels be set up on the site, as was the normal procedure in a case like this, for the members to see before a decision was made. This was agreeable to the Commission and Mr. Strassman, and on that basis, the design was approved. Exhibit C

b. S.L. 90-51, 500 H Street, N.W. New building addition. Concept design. Mr. Martinez described this submission as a concept design for a commercial building addition to the Comfort Inn Hotel at the corner of 5th and H Streets. He recalled that the members had seen the site on their pre-meeting tour, and then introduced architect Casey Dutton from the firm of Eric Colbert & Associates.

Mr. Dutton introduced Ms. Wah Liu, the design consultant; Mr. Terry Brookes, the attorney for the developer; and general partner of the development firm, Charles Wilkes. He began his presentation by discussing the site, presently a parking lot containing about 6,000 square feet of land. He pointed out the proximity to Judiciary Square, the Pension Building, the General Accounting Office, and Saint Mary's Church, noting that the site was within the boundaries of Chinatown and subject to the guidelines for development in that historic district. He said the design had been approved by the Chinatown Steering Committee. He showed drawings of the addition, describing it as being composed in the traditional form to blend with other buildings in the area: an articulated

stone base, masonry shaft, and a stone attic with an overhanging cornice and metal trim; the entrance would be a framed portal, common in the neighborhood. Mr. Dutton showed slides of nearby buildings, which he said had suggested this type of composition. He noted, however, that interwoven with the traditional American office design were details taken from Chinese architecture. He asked Ms. Wah Liu to show slides of Chinese originals and point out how they had been adapted for use on this building.

Mr. Hartman asked Mr. Dutton how he had arrived at a height of 110 feet for this building; Mr. Hartman said it was his understanding that it was in a 90-foot area. Mr. Dutton said it normally would be, but as the first phase of the project had been a hotel within the hotel/residential overlay district, maximum height was determined by the width of the street (as provided in the 1910 Act), with a bonus of twenty feet. H Street was used as the street to measure by because the hotel's address was on H Street.

Mr. Hartman accepted the explanation, but said the reason the question was asked was that the Commission was concerned with the excessive height of this building when seen in context with the rest of the block, which included a much lower restored Victorian building at the south end, and the Church across the street. He said the height should be moving down in that location, not up. He noted that the GAO building across the street, while a very large building, was not more than seven stories as it faced 5th Street, making it 80-90 feet high. Mr. Dutton said his building was very small and slender, and he did not think it would appear massive even with the extra height. He also thought the hotel and office buildings should be differentiated, and he added that the mansard-roofed hotel building could be more satisfactorily joined to a new building that was higher. Mr. Hartman thought this problem could be solved by use of the penthouse and a screen wall. He also told Mr. Dutton that he was concerned about the design of the middle section of the building, that it was not convincing and not as carefully detailed as the base and attic; he was particularly unhappy with the various window designs, feeling that they did not seem to bear any relationship to each other. He also thought the south elevation needed more careful design. Mr. Dutton said it had not been detailed yet, and it would have more shadow lines and color to give it interest.

Mrs. Chatfield-Taylor said she was impressed with the sensitivity with which the Chinese elements had been incorporated, but she had the feeling that they had been considered first, and

the concept of the building as a mass within a neighborhood had taken second place. She thought the architect should now take a look at the building in that context.

Attorney Brookes asked to comment. He said the building was a very small one, and if it had to be reduced to 90 feet, the owner might consider it unfeasible to build. Mr. Hartman said he understood that problem, but on the other hand, the extra height made it disruptive to the neighborhood. Vice-Chairman Porterfield agreed, commenting that it would become an accentuated verticality in an area of primarily horizontal buildings. Mrs. Chatfield-Taylor asked if the footprint was a given. Mr. Dutton said it was; the entire site was being used. Mr. Brookes said he believed the Commission of Fine Arts had reviewed plans for a Group Health building about 50-60 feet high, proposed for the site to the south. The Chairman said that was all the more reason this building should not be 110 feet high. Mr. Brookes asked if the Commission would consider a stepping-back concept in this case; Mr. Porterfield said he did not think that would be feasible, given the footprint.

Miss Wolf asked for the name of the developer; she was told it was Hoover Associates from Edgartown, Massachusetts. A vote was then taken on a motion made by Mr. Porterfield, recommending that the building be no more than 90 feet high, and that further study be undertaken on the articulation of the middle bays of the 5th Street and alley (south) facades. The motion was seconded and carried unanimously. Exhibit C

c. Appendix I. The Secretary said several people had asked to comment on appendix items, the first of which was:

S.L. 90-68, 2033 Waterside Drive, N.W. The architect for the project explained that the reason for the request to remove certain castle-like elements was simply that the new owner did not like them. He said he understood the staff's objection from a historic point of view, but frankly did not see any architectural consistency in the neighborhood; he added that he had noticed an incongruous addition close by, facing the park, that had apparently been approved. The other request, to change the windows, was made because the sash had deteriorated, and the owner wanted to replace it with a different window that would allow more light and air.

The Chairman questioned the owner's decision to purchase the house, given her dislike for the salient features; he thought the removal of the tower, crenelation, and porch roof would destroy what he considered a charming building. Vice-Chairman Porterfield and Mr. Hartman agreed, with Mr. Hartman telling the architect that in this case the context was not as important as the integrity of the building. He said he thought all would agree that the new first floor windows were an improvement, but he thought those on the second floor should be replaced with something very close to

what was there; he did not think the new windows would provide significantly more light or air. The architect was told that the new first floor windows were approved, but removal of the architectural elements and design of the second floor windows were disapproved.

S.L. 90-71 and 90-74, 2346 Massachusetts Avenue, N.W. Chairman Brown recused himself from the discussion and turned the chair over to Vice-Chairman Porterfield. Architect Leon Chatelain brought in new drawings to respond to the Commission's recommendation on this project, which had been seen in January. He recalled that the members had a problem with extending the wall and fence along the frontage of both the original house and the proposed addition. He showed how he had turned the fence back at the end of the original house and used a high hedge in front of the addition, as suggested. Mr. Chatelain said the owner still wanted a low fence behind the hedge for security reasons. Although the members did not see the need for it, there were no objections as long as it could not be seen from the front, did not have a stone base, and was detailed differently from the other fence. Mr. Chatelain asked that the addition of this fence be included in the approval for the final building permit, with the modifications recommended; the members unanimously agreed to his request.

S.L. 90-62, 1706 Crestwood Drive, N.W. The Secretary said this was a request to approve work already done, including revisions to the roof and construction of a deck. Although the work had a minimal effect on Rock Creek Park, the staff thought it "detracted from the quality of the existing building and was poorly conceived and executed." The owner, Mrs. George Dalley, appeared before the Commission to ask advice. The Secretary suggested to the Commission that one way to recommend against the already completed work would be to take no action. After considering its minimal impact on the park, the members opted for this choice. (Miss Wolf had recused herself during the discussion of this project.)

S.L. 90-69, 2801 Chesterfield Place, N.W. The owner, Peter Halle, asked the Commission if it would be permissible to use copper as a roofing material for the smaller of the two additions proposed; he said he was undecided between copper and slate. The members saw no problem with either material, and Mr. Hartman noted that since the project was only in the concept stage, details such as roofing materials would be reviewed with a later submission.

There being no further comments on the Shipstead-Luce appendix, it was unanimously approved.

The Secretary asked that the agenda order be changed, and the Georgetown appendix discussed next. The request was granted.

2. Old Georgetown

b. Appendix II. The Secretary said the only item in question on the appendix was an application for a plain board fence, 6 feet high, to enclose a parking pad at the rear of a residence at 1679 32nd Street, N.W. (O.G. 90-56). He said the Georgetown Board had no objections and recommended approval, but there had been an objection on an administrative level from attorney Courts Oulahan, representing the neighbor to the north.

The new owner, Mrs. Robinson, was introduced to comment on her need for the fence. She showed photographs of the existing condition, which she considered an eyesore, and said she just wanted to clean up the area, remove the old board and plywood enclosure, and erect a fence and gate that would give her some security.

Mr. Oulahan was then asked to make his comments. He conceded that his client had no objection aesthetically to the concept of the fence. He recalled the Commission's disapproval of recent renovation and repair to the rear of the house by the former owner, who had obtained a permit, through error, without Commission review. He noted, also, the Commission's letter to the District government asking for an explanation of what had gone wrong in the permit process, and the lack of a reply from the District. He thought the Commission's administrative procedures would be compromised if a letter were not demanded. He said a loophole would be created by which a developer could do work without coming before the Commission, and the District government would be less inclined to cooperate with the Commission on similar matters in the future.

Mrs. Robinson said she had not been involved with the previous problems; she knew only that part of the purchase agreement was that the former owners would build her a fence. The Chairman noted that it would be scarcely visible, and Mr. Porterfield said there had no ~~been~~ objections to it aesthetically, the aspect the Commission was supposed to address. He said he could not comment on the procedural question, but he did not understand why Mr. Oulahan was presuming to advise the Commission on its legal matters. The Chairman said he was grateful to Mr. Oulahan for pointing out the situation, but the Commission would have to make its own administrative decisions. He said he could understand why the permit for the house renovations got stamped "Not Visible from Public Space", given the difficulty in seeing that part of the property, and he thought there was very little risk to either the

Commission's credibility with the District government or to the future appearance of Georgetown by letting the case rest and allowing the construction of the fence.

The Secretary said he had been in touch with the District's permit office on the matter. His recollection was that the Commission had asked for a report, not necessarily written; he said he had received an oral report from the chief of the permit office stating that an honest error had been made in granting the permit; however, given the fact that the Georgetown Board had not found the renovations objectionable, and given the enormous administrative strain under which his department had to operate, the official said he did not have the time nor the inclination to sit down and write a formal response.

Vice-Chairman Porterfield made a motion that the fence be approved; it was seconded by Mrs. Deaver, and a discussion followed, with Mrs. Chatfield-Taylor suggesting that a memo be written for the files regarding the Secretary's conversation with the District official. It was agreed that this should be done, and the Secretary said he would prepare a memo on the subject. The fence was then approved, with Miss Wolf dissenting because she agreed with Mr. Oulahan's point about establishing procedures. The remainder of the Georgetown appendix was unanimously approved.

a. O.G. 90-63, 3301 K Street, N.W. New building.
Revised concept design. (The Chairman recused himself on this project and turned the chair over to Vice-Chairman Porterfield.) The Assistant Secretary noted that the members had seen the site on their pre-meeting tour and were aware that there was an existing PEPCO substation on the site that would remain, and that the new construction would include air rights over that facility. The Commission had seen the project in July 1989 and found it much too large for the site; the Georgetown Board had reviewed three different designs. Each time there had been a request to reduce the height and bulk. He said the third design would be reviewed at this meeting; it had been substantially reduced from the second version and had also eliminated the residential element. After seeing it, the Board had asked for more study to further reduce the height and bulk, especially as viewed from the northeast along the C & O Canal; it was further recommended that approval include an agreement with the developer that no additional structures would be built on the site. The Assistant Secretary noted also that the members had received the ANC report, which opposed the project. Additionally, the condominium owners in the adjacent Flour Mill building had commented, and the Park Service representative present would give his agency's views during the meeting.

Architects Dale Ciapetti and Brian Capelli, from Burt Hill Kosar Mittelman, were introduced to present the project. Using a model, Mr. Ciapetti reviewed the two previous designs. He said

the first included both office and residential, with a total of approximately 170,000 square feet. He pointed out the location of the commercial and residential sections, noted PEPCO's easement over the substation for purposes of access, and said a drop-off and drive-in entrance had been placed on 33rd Street, near the canal, with a pedestrian plaza adjacent to it. He said the Georgetown Board had been concerned about the location of this entrance, the strong building edge along the canal, the architectural style, and particularly the balconies, on the canal frontage, the lack of variation in the roof line, the tower elements, and more generally, the excessive height and bulk as seen from both the river and the canal.

The second scheme contained about 145,000 square feet. The vehicular entrance had been moved to K Street, the building had been stepped back along the canal, and the facades given a more industrial character by the use of punched, recessed windows, in keeping with the historic use of the waterfront. The towers had been eliminated, and the roofscape made more varied; the building had been pulled back on the south, more in line with the other buildings, and also on the west--68 feet from the adjacent building.

In the third design, the building had been pulled back even further on all sides, more landscaping incorporated, and the residential section eliminated, bringing the total square footage down to approximately 79,000; with the penthouse and the existing PEPCO substation, the total on the site would be something over 100,000 square feet.

Mr. Porterfield regretted the elimination of the residential section; he thought it important to have people living in an urban environment like this one. Mr. Ciapetti said they would have preferred to have kept the residential section, but it did not work economically when the size of the project as a whole was reduced.

Miss Wolf asked who the developers were; she was told that the development entity was Carr-PCIC, a joint venture of the Oliver Carr Company and the PEPCO investment wing of the utilities company.

Jack Benjamin, representing the Park Service, was asked to comment. He said his agency's concern had been for the height and mass of the project as it faced the canal. He said they had requested a deeper set-back from the canal, as well as a stepping-back of the building as it got higher, to avoid a high vertical wall and a canyon-like effect. He said that while that might be acceptable along the eastern section of the canal, which historical had an industrial use, it was not characteristic of the western section. He said the Park Service appreciated the Commission's sensitivity to the historic canal and was pleased with the

developer's reaction to the Georgetown Board's recommendations, the attempt to give the canal more breathing room, and create a deep side yard that would give more green area and provide a view through to the river. Mr. Benjamin said the Park Service did not have a problem with eliminating the residential section, but they did like the residential character of the more varied roof line seen in the later schemes.

A discussion followed on the residential element of the project, its history, and the possibility of bringing it back. Sheldon Gittelman, representing the condominium association of the Flour Mill, said the developers had always seen this as a two-part project, with the office building going up first and no guarantee that the residential section would ever be built. He said he feared the result of all the office building in the waterfront area would be that his condominium would exist within a small office park, the amenities of the "park" being the Georgetown Historic District, which would eventually be swallowed up by the office buildings. He urged the Commission to support the Georgetown Board and ask that the project be restudied to further reduce the height and mass.

Allan Braeman, representing the developers, said they had always planned a mixed-use project, but as a result of design review and the building getting smaller and smaller, the point had been reached where they had to eliminate the residential.

Kara Kent, representing the ANC, spoke next. She gave a brief history of the waterfront, commenting that it had always been a mixed-use area, where workers and proprietors alike lived where they worked. She said the area was zoned for mixed-use, and she thought the planners intended this to continue. She said a balance must be struck between the needs of the developer and the community, and she noted that under District law, any project over 50,000 square feet would have to undergo large tract review, to assess the impact on the community, traffic, the historic district, etc. She read the ANC resolution opposing the project.

Mrs. Chatfield-Taylor asked the architect if, when scaling the project back, maintaining a mixed-use had been considered. Mr. Ciapetti said his firm had already presented two schemes that included residential, and he observed that while residential use was a vital mix component, it had never predominated in this part of Georgetown. He said it simply became prohibitive in terms of maintaining an economically viable office building. He noted the problems inherent in the 40-foot grade change and the proximity of the Whitehurst Freeway and the historic canal. He said he thought the second scheme had achieved a good balance.

Mr. Hartman said the scheme was already a mixed-use one, with the PEPCO substation on the site. He considered the later schemes good in that they set back from the canal; he thought, however, that some notching should be done on the K Street facade to give it more interest. Space lost by this process could be made up on the canal side by eliminating some of the notching there and concentrating on setting the structure back and spreading it out more to the west, adjusting the building to the irregularities of the site. Using more of the land to the west would also eliminate the possibility of adding another building there at a later date, which had concerned the neighbors. As to the height, he thought eliminating the penthouse, or perhaps a reconfiguration, would help.

Mr. Braeman commented on the economic considerations resulting from a smaller building. He said they would like to see some residential on the site and had been happy with the second scheme; however, they needed approval and so had chosen to present another alternative. There was a discussion between Mr. Hartman and Mr. Braeman about the developer's arrangements with the landowner regarding land cost and amount of development. Mrs. Chatfield-Taylor asked if the developer still intended to construct the project in phases. Vice-Chairman Porterfield said the Commission would have to consider it as a complete package and address the problems of height and bulk on the site. Mr. Hartman added that there was also the question of use. Mrs. Charfield-Taylor said she was not convinced that some residential could not be incorporated in a project the size of Scheme 3. She asked if the residential had been sacrificed because of the design process or because of economic considerations; Mr. Braeman said the decision had been based primarily on economics.

Miss Wolf made a motion that the Commission approve the Old Georgetown Board's report to recommend "further study to reduce the apparent height and bulk, especially as viewed from the northeast along the canal. Project approval should be predicated, in part, on an agreement by the developer to forego any additional structures on the site." She said she would like to change the word "agreement" to "covenant".

Mr. Hartman seconded the motion and there was a summing up of previous recommendations. Vice-Chairman Porterfield said it was evident that the Commission was concerned about retaining a mixture of use and seeing a scheme that would provide a different distribution of bulk; for himself, he said he was not as concerned about the square footage as he was about making the building fit well on the site. He thought the other concern--the possibility of another building--might disappear as the project was reconfigured to cover a bit more of the site; this change might also allow some housing to be worked in. Mr. Hartman agreed with this summation, adding that although the building was not large,

even by Georgetown standards, the height and bulk on that site would have a major visual impact on the historic district. He asked the architects to look at the possibility of putting residential in the areas that did not work well for commercial use. In answer to Miss Wolf's request to use the word "covenant", he said he did not think anything needed to be said in that regard if the approval granted was for a completed, ultimate design for the site.

The motion was rephrased to state that further study of the third scheme was requested, to reduce the apparent height and bulk, especially as viewed from the northeast along the canal, and to consider incorporating a residential component. Vice-Chairman Porterfield advised the architects to bring a more detailed model next time. He asked for a vote on the motion; it was unanimously approved, and a motion was then made, seconded and carried to adjourn the meeting. Exhibit C

The meeting was adjourned at 2 p.m.

THE COMMISSION OF FINE ARTS

ESTABLISHED • BY • CONGRESS • MAY • 17, 1910

COMMISSION OF FINE ARTS

PENSION BUILDING, SUITE 312

JUDICIARY SQUARE

5th & F STREETS, N.W.

WASHINGTON, D.C. 20001

6 March 1990

EXHIBIT A

Dear Admiral Smith:

The Commission of Fine Arts was pleased to meet with you, Captain Bob Jones, and sculptor-coordinator Leo Irrera, at its meeting on 15 February, to review photographs of design development models for two of the bas-relief panels to be placed at the Navy Memorial: The Navy Family and Replenishment at Sea. Concept designs for four more panels were also reviewed.

The Commission was pleased with the redesign of the Replenishment at Sea panel and found it very effective. It was noted that the Navy Family had changed somewhat from the approved concept design, and the recommendation was made that the women depicted be restudied so that they appear more typical of Navy wives in age and dress.

The new concept design for Women in the Navy was considered a great improvement over the one shown previously, and it was approved for further development. Also approved were concept designs for three panels not previously seen: Chaplain Corps, Navy Medicine, and Navy Reserve.

During a discussion of the various styles, scale of elements, and height of relief, it became evident that it would be desirable to see the actual models together, on the site, before they were cast. While it was realized that this would present difficulties because of the great number of panels and different dates of completion, the Commission would appreciate anything that could be done to facilitate an inspection of at least several of the models together, and others separately as they are ready.

Sincerely,



J. Carter Brown
Chairman

F. Neale Smith, RADM, USNR (Ret.)
Executive Director, United States Navy Memorial Foundation
Box 12728
Arlington, Virginia 22209-8728

THE COMMISSION OF FINE ARTS

ESTABLISHED • BY • CONGRESS • MAY • 17, 1910

COMMISSION OF FINE ARTS

PENSION BUILDING, SUITE 312

JUDICIARY SQUARE

5th & F STREETS, N.W.

WASHINGTON, D.C. 20001

EXHIBIT B

6 March 1990

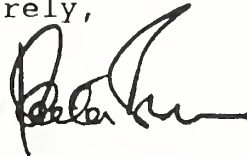
Dear Mr. Sherman:

During its meeting of 15 February 1990, the Commission reviewed design development drawings and models for Phase II of the Pavilion at the Old Post Office on Pennsylvania Avenue. The Commission is pleased with the refinements described by the architect since last seeing the project in September 1988. Nevertheless, with respect to the importance of the site, there is room for additional study and perhaps further improvement.

The approach from Pennsylvania Avenue must be treated with great care. Proper drainage patterns for paving of the courtyard should be worked into a scheme that allows for the installation and growth of trees while resolving the awkward treatment of the steep east entrance hemicycle stair down to the Old Post Office. In addition, while the Commission supports deleting public use of the Pavilion roof and favors the architect's sensitive consideration of this space despite its utilitarian requirements, it is hoped that additional thought will be given to the surface material, whether gravel, paver, turf or a combination thereof, and a more vigorous incorporation of landscape elements.

Again, the Commission offers its support to this project and looks forward to a final review sometime in the near future. As always, the staff is available should questions arise in the interim.

Sincerely,



J. Carter Brown
Chairman

Thomas M. Sherman
Asst. Regional Administrator
Public Buildings Service
General Services Administration
National Capital Region
Washington, D.C. 20407

AGENDA ITEM EXHIBIT

15 February 1990

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 90-49	10 G Street, N.E. Square 677 Ltd. Part. Office building	New 8 story building - revised design - permit

ACTION: No objection to issuance of permit for proposed new office building shown in revised drawings received and dated 7 February 1990. Material sample panel will be erected on site for review and approval.

S.L. 90-51	500 H Street, N.W. 500 H St. Ltd. Part. Office building	New 10 story building - conceptual
------------	---	--

ACTION: Proposed building is too tall for the context of 5th Street and nearby historic buildings to the east and south and should be limited to a height no greater than 90'. Restudy front and side elevations. Same care in detailing provided first two floors and top of building should be applied to mid-portion of structure, especially facade overlooking alley on south. Resubmit for concept review when ready.

O.G. 90-63	3301 K Street, N.W.	New building -
HPA. 90-246	Potomac Capital Investment Corp. Office building	revised design - conceptual

ACTION: Recommend further study to reduce apparent height and bulk, especially as viewed from the northeast along the C & O Canal. Recommend some articulation of massing along south elevation overlooking the Whitehurst Freeway. Recommend direct incorporation of residential units into current scheme with some consideration given to less concentrated distribution of structure on site. Project approval will be predicated, in part, on an agreement by the developer to forego any additional structures on the site.
